

**Minutes of Planning & Zoning Commission
Held on July 09, 2026**

1. CALL TO ORDER: 5:32 PM

2. ROLL CALL:

PRESENT: Kat St. Clair, Chair Terri Henson, Gary Watkins

ABSENT: Jillian Privett

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES:

- a. **Approval of the Planning & Zoning regular meeting minutes from May 11, 2026.**
- b. **Approval of the Planning & Zoning regular meeting minutes from June 18, 2026.**

M/S: Watkins/St. Clair

All in Favor by verbal confirmation.

6. DIRECTORS REPORT:

- a. **Wrangell Medical Center (Old Hospital) and Alder Top Phase III Housing Concepts**

Staff delivered an administrative report. The old hospital and adjacent six lots can be redeveloped to provide a mixture of housing types for the community. Borough staff worked with Cushing Terrell to develop site plan concepts and presented the materials to the Coast Guard in Washington D.C.

In Alder Top, staff described the layout of Phase III and the goal of presenting to the Coast Guard with securing additional housing through subdivision expansion, upwards of 120 to 160 additional units to accommodate the shipyard and community growth. This is to demonstrate a variety of housing to suit individual needs of community members and prospective residents. Staff described the conceptual schematics to the commission, but no formal proposal was made.

- b. **Public Notice - Case Avenue Road Impacts**

Staff delivered a public notice to residents and businesses within Case Avenue regarding the closure of the right-of-way in McKinnon Street. The goal is to accommodate the heavy traffic flow of large and delivery vehicles, specifically AML shipping and container goods. The notice is in reference to no "Through Traffic" along Case Avenue and instead utilize Zimovia Highway during the construction phase of McKinnon Street. The challenge is coordinating with tourism

buses and delivery vehicles, but the two sectors are communicating with each other to avoid traffic jams on Case Avenue.

In addition to the Director's Report, staff also highlighted the Harbor Basin Project and proposals for bidding on reconstruction.

Staff briefly mentioned that representatives from Pearlson & Pearlson, JAG, and other industry partners will make an appearance for the Nolan Center on 5:30 PM, July 14th, to discuss community updates to the Wrangell Shipyard Initiative, specifically tied to 30% feasibility plan.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS:

- a. **(PH) Conditional Use Permit application for a Cottage industry Business on Lot 25, Block 5, of USS2127, according to Plat No. 29-07, zoned Single Family Residential, owned and requested by Annabelle Miller.**

M/S: St. Clair/Watkins

Move to approve the Findings of Fact and the Conditional Use Permit application submitted by Annabelle Miller for a Cottage Industry consisting of a self-service farm stand on Evergreen Avenue (APN 01-005-347), subject to the conditions of approval outlined in the staff report.

Public Hearing Opened

Public Hearing Closed

Staff delivered a brief administrative report. Annabelle Miller filed a Conditional Use Permit application to operate a self-service farm stand with the intent on selling Cottage Industry goods, eggs, canned products. Annabelle secured a business license and met all requirements. No further discussion from the Commission.

Polled Vote - All in Favor

- b. **(PH) Preliminary Plat of a replat of Lot A-1 A and Lot A of the Prunella Subdivision and Lot C-1 of WCA Replat, creating Lots 1, 2, and 3, of the Zimovia WCA Replat No 2., located within USS 3823 and 3753, owned and requested by Wrangell Cooperative Association.**

M/S: Watkins/St. Clair

Move to approve the findings of fact and preliminary plat for Zimovia WCA Replat No. 2, a replat of Lot A-1A and Lot A of Prunella Subdivision (Plat No. 2015-3) and Lot C-1 of WCA Replat (Plat No. 2025-2), creating Lots 1, 2, and 3, as requested by the Wrangell Cooperative Association.

Public Hearing Opened

Public Hearing Closed

Staff delivered an administrative report. Staff referenced no major changes, anomalies or subdivisions since the last iteration. The boundary lines have been restructured to better suit applicant development plans. All easements have been sustained during the platting process.

Polled Vote - All in Favor

10. UNFINISHED BUSINESS:

- a. **Final Plat review of a subdivision of Lot A-2 of Presbyterian - CBW Replat (Plat N0. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.**

M/S: St. Clair/ Watkins

Move to approve the findings of fact and final plat for the Morelli – CBW Replat, a replat of Lot A-2 and Lot B of Presbyterian – CBW Replat, according to Plat Nos. 2025-3 and 2019-7, creating Lots B-1 and A-2A, as requested by Teniya Morelli.

Public Hearing Opened

Public Hearing Closed

Staff delivered a brief report. There have been no changes to the findings of fact. Staff required a portion of the lot to be added to the Morellis property and not as a standalone. The reason is the Morelli family wish to develop a shop within the lot, but this is not achievable if the shop is a standalone parcel within single family subdivision.

Polled Vote - All in Favor

- b. **Final Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore.**

M/S: Watkins / St. Clair

Move to approve the Findings of Fact and the Final Plat for the subdivision of Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2, creating Lots 5A-1 and 6B-2, as requested by Brian Ashton and Twyla Nore, subject to the conditions outlined in the staff report.

Public Hearing Opened

Public Hearing Closed

Staff delivered a brief administrative report. This subdivision is considered a Flag Lot Subdivision due to the placement of Lot 7B which would need to be accessed by the easement in the plat map. There are no other means or methods to access Lot 7B. Both parties have agreed to use the lower easement and cross over to build a driveway that

accesses the backside of Twyla Nore’s property. The agreement must be recorded at the time of the final plat. It will ultimately be up to the two parties to finalize details without further involvement from staff as the subdivision meets the Municipal Code standards.

Polled Vote - All in Favor

11. COMMISSIONERS’ REPORTS AND ANNOUNCEMENTS: None

12. ADJOURNMENT: 6:10 PM

ATTEST: _____

J.R. Meek, Secretary

Terri Henson, Chair